

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT FOR A PROPOSED ROOM ADDITION; (THOMAS R. AND STACEY L. CAMP, APPLICANTS).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Jeff Hopper **EXT.** 7431

**Agenda Date** 06-23-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT FOR A PROPOSED ROOM ADDITION (THOMAS R. AND STACEY L. CAMP, APPLICANTS); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT FOR A PROPOSED ROOM ADDITION (THOMAS R. AND STACEY L. CAMP, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #5, McLain)

(Jeff Hopper, Senior Planner)

<b>GENERAL INFORMATION</b>	THOMAS R. AND STACEY L. CAMP, APPLICANTS 1089 AMANDA KAY CIRCLE SANFORD FL 32771	R-AH DISTRICT; LDC SECTION 30.287 (c)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANTS PROPOSE A 350 SF (10 FT X 35 FT) ROOM ADDITION THAT WOULD BE LOCATED ON AN EXISTING CONCRETE SLAB AND ENCROACH 7 FT INTO THE 25 FT MINIMUM REAR YARD SETBACK.</li> <li>• A REAR YARD VARIANCE FROM 25 FT TO 18 FT IS REQUESTED.</li> </ul>	
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• THE DEVELOPMENT ORDER FOR FOREST COVE ESTABLISHES A 25-FOOT REAR SETBACK ON PERIMETER LOTS WITHIN THE SUBDIVISION TO ENSURE COMPATIBILITY WITH ADJOINING PROPERTIES.</li> <li>• STAFF HAS DETERMINED THAT A ROOM ADDITION COULD BE CONSTRUCTED TO THE FRONT OF THE EXISTING HOME, WITHOUT ENCROACHMENT INTO THE MINIMUM FRONT OR SIDE YARDS.</li> <li>• BASED ON THE ENUMERATED FINDINGS, STAFF</li> </ul>	

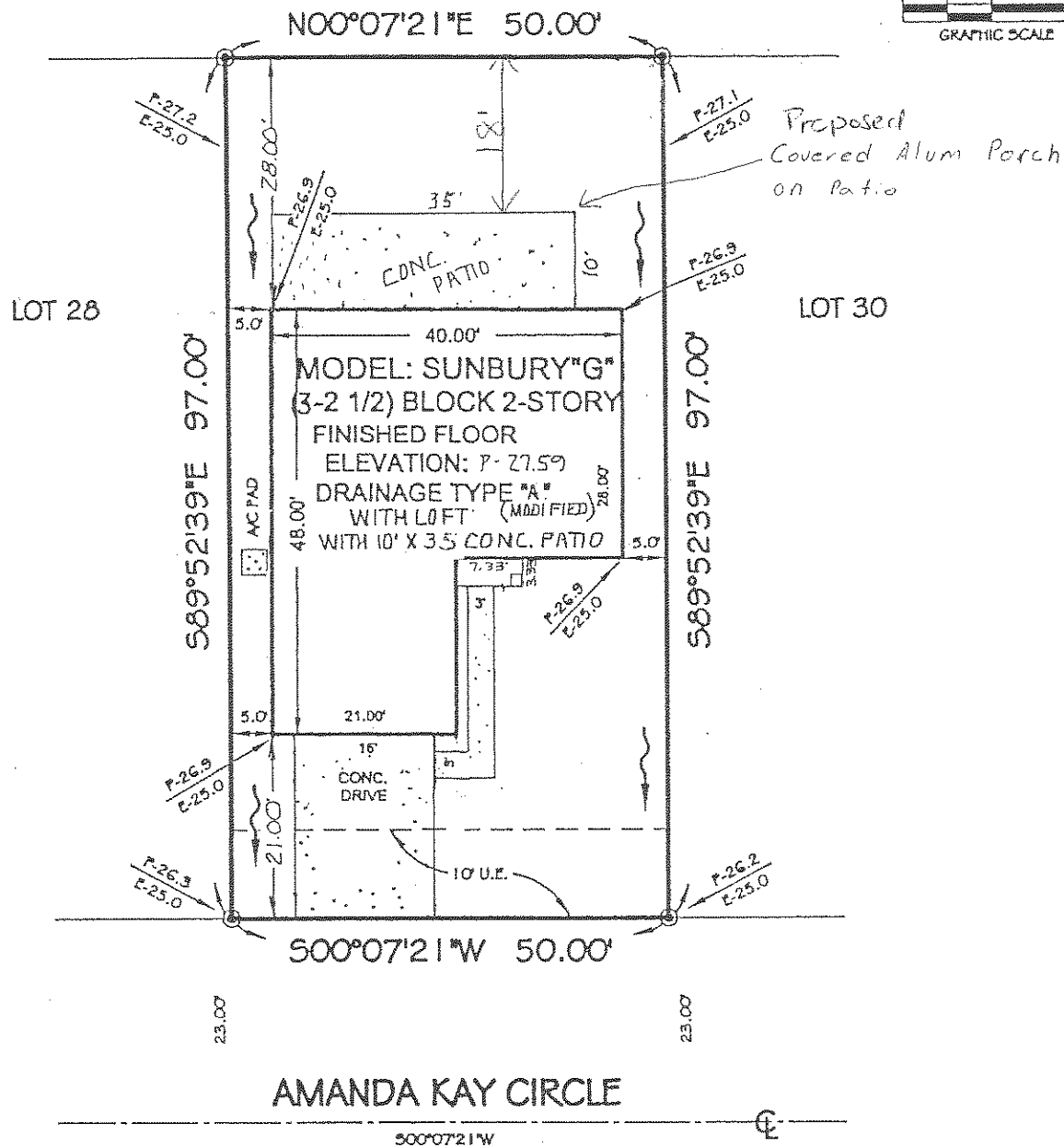
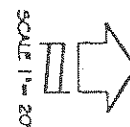
	<p>BELIEVES GRANTING OF THE REQUESTED VARIANCE WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE R-AH DISTRICT BY ALLOWING SUBSTANTIAL ENCROACHMENT INTO THE MINIMUM REAR YARD SETBACK WITHOUT THE DEMONSTRATION OF A HARDSHIP.</p> <ul style="list-style-type: none"><li>• THE REQUESTED VARIANCE WOULD NOT BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE PROPERTY.</li><li>• THE REQUESTED VARIANCE WOULD NOT BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AND WOULD POTENTIALLY INCREASE THE BULK OF STRUCTURES BEYOND ESTABLISHED LIMITS WITHIN THE NEIGHBORHOOD.</li></ul>
<b>STAFF RECOMMENDATION</b>	<ul style="list-style-type: none"><li>• STAFF RECOMMENDS DENIAL OF THE REQUESTED REAR YARD SETBACK VARIANCE FROM 25 FT TO 18 FT.</li><li>• STAFF BELIEVES THE APPLICANT HAS FAILED TO DEMONSTRATE A HARDSHIP AND REASONABLE USE OF THE PROPERTY COULD BE RETAINED WITHOUT THE GRANTING OF A VARIANCE.</li><li>• AN ADDITION SIMILAR IN SIZE COULD BE CONSTRUCTED TO THE FRONT OF THE EXISTING HOME WITHOUT ENCROACHMENT INTO THE MINIMUM FRONT OR SIDE YARDS.</li><li>• IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITION OF APPROVAL:<ul style="list-style-type: none"><li>○ ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED ADDITION AS DEPICTED ON THE ATTACHED SITE PLAN.</li></ul></li></ul>

PLOT PLAN for: MARONDA HC 'S, INC.

DESCRIPTION: LOT 29, FOREST COVE

RECORDED IN PLAT BOOK 55 PAGE(S) 54 and 55 PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LOT 7  
MAP OF SANFORD FARMS  
PLAT BOOK 1, PAGES 127-128



#### F.H.A. PLOT PLAN

- P - DENOTES PROPOSED ELEVATION  
PER ENGINEERING PLANS.  
E - DENOTES EXISTING ELEVATION  
PER ENGINEERING PLANS.

#### NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF AMANDA KAY CIRCLE BEING S00°07'21"W.
  2. ELEVATIONS AND LOT DRAINAGE TYPE SHOWN HEREON ARE BASED ON SITE ENGINEERING PLANS FOR THE PROJECT.
  3. BUILDING TIES ARE TO FOUNDATION.
  4. PLOT PLAN ONLY. LOT HAS NOT BEEN STAKED IN THE FIELD.
- THIS IS NOT A SURVEY.

#### FLOOD CERTIFICATION

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE STRUCTURE SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. THIS STRUCTURE LIES IN ZONE "X". COMMUNITY PANEL NO. 120289 0030 E EFFECTIVE DATE: APRIL 17, 1995 MAP REVISION DATE: (SUBJECT TO CHANGE)

#### BUILDING SETBACKS

FRONT: 20'  
REAR: 20'  
SIDE: 5'  
SIDE STREET: 20'  
BUILDING LINE: 40'

LOT 29 CONTAINS  
4,850 SQUARE FEET/0.111 ACRES +/-